

RECORDING REQUESTED BY

WHEN RECORDED MAIL THIS DOCUMENT AND
TAX STATEMENTS TO:

FRANK JOHNSON, Trustee
THE MUMFORD FAMILY TRUST
P.O. Box 1062
Paso Robles, CA 93447-1062

2018-014796

Klamath County, Oregon



00233070201800147960020026

12/10/2018 03:46:43 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

APN: R-4008-021C0-02000

JOHN NATHAN MUMFORD & TERRIE ADAIR MUMFORD,

Grantors, as Tenants by the Entirety, hereby convey and warrant to:

FRANK JOHNSON, or their successors, as Trustee of THE MUMFORD FAMILY TRUST, dated December 10, 2018,

Grantees, the following described real property in the City of Klamath Falls, County of KLAMATH, State of OREGON, free of encumbrances except as specifically set forth herein:

Parcel 1: The SE ¼ SE ¼ SW ¼ of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is \$0.00.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

Neal Mettler
Returned at Counter

APN:

THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT:

Dated December 10, 2018


Grantor: JOHN NATHAN MUMFORD


Grantor: TERRIE ADAIR MUMFORD

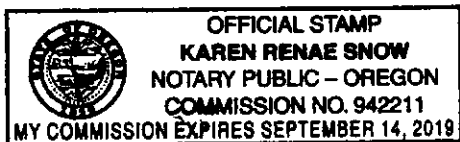
ACKNOWLEDGMENT

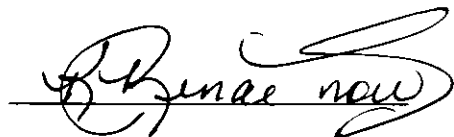
State of Oregon)
) ss.
County of Klamath)

On December 10, 2018, JOHN NATHAN MUMFORD & TERRIE ADAIR MUMFORD, personally known to me, or proved to me on the basis of satisfactory evidence to be the persons whose name are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of OREGON that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.




Notary Public
My commission expires 9-14-19

MAIL TAX STATEMENTS AS DIRECTED ABOVE